

# \$640,000 - 53 Coventry Close Ne, Calgary

MLS® #A2216092

**\$640,000**

5 Bedroom, 4.00 Bathroom, 1,692 sqft

Residential on 0.09 Acres

Coventry Hills, Calgary, Alberta

BACK TO THE MARKET BECAUSE OF  
FINANCING! NEW PRICE ADJUSTMENT  
FOR A QUICK SALE! 53 Coventry Close NE |  
5 BED | 4 BATH | 2 LIVING ROOMS | 2  
DINING AREAS | SEPARATE ENTRANCE |  
BACKS ONTO GREEN SPACE

This is the one you™ve been waiting for!  
Fully loaded, move-in ready, and perfect for a  
large or multi-generational family  with a  
mortgage-helper suite in the illegal basement  
and a new side entrance already in place!

?? Standout Features:

Brand NEW ROOF & SIDING

Freshly Painted Throughout

New Concrete Walkway + Side Entrance

Modern Kitchen w/ Upgraded Black  
Appliances, Brand New Stove & Range

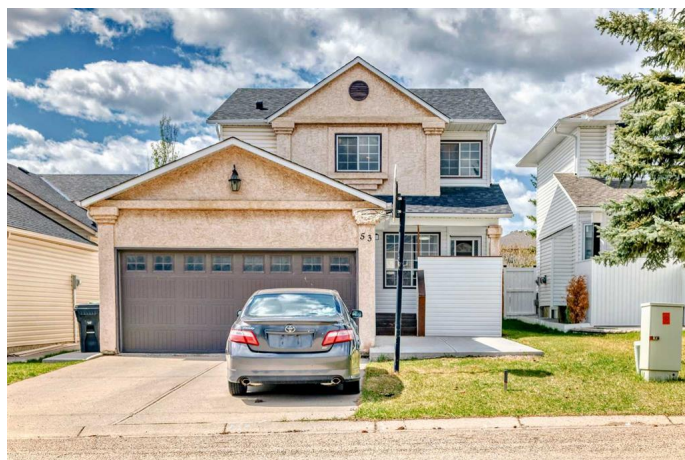
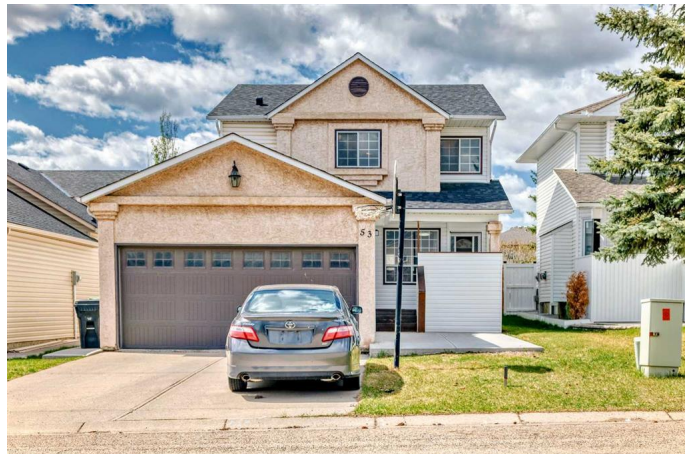
2-Year Hot Water Tank

Low-Maintenance Landscaping

West-Facing Backyard with Deck & Green  
Space Views

Zoned R-2  Great for Two Families

?? Spacious & Functional:



4 Big Bedrooms Upstairs

1-Bedroom illegal Basement Suite (Illegal, with full kitchen + bathroom)

Tenant in Place “Willing to Stay!

Private Side Entry

2 Gas Fireplaces, Oversized Yard, Fenced, and Full of Light!

?? Location You™ll Love:

2-Min Walk to Northlights Elementary

Walk to 2 High Schools + 3 More Nearby Schools

Quick Access to Stoney, Country Hills, & Deerfoot

Surrounded by Shops, Banks, Restaurants, Parks & Transit!

Built in 1992

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216092    |
| Price          | \$640,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,692       |
| Acres          | 0.09        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 53 Coventry Close Ne |
| Subdivision | Coventry Hills       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 4C4              |

### **Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, See Remarks |
| # of Garages   | 2                                                                                    |

### **Interior**

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range, Stove(s)                                                 |
| Heating           | Forced Air, Natural Gas, See Remarks                                                                                             |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                |
| Fireplaces        | Family Room, Gas, Mantle, Other                                                                                                  |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Exterior Entry, Finished, See Remarks, Suite, Walk-Up To Grade                                                                   |

### **Exterior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Basketball Court, Garden, Other, Playground, Private Yard, Storage                                      |
| Lot Description   | Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Other, Paved, Private, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Concrete, Other, See Remarks, Stucco, Vinyl Siding                                                               |
| Foundation        | Poured Concrete                                                                                                  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 48               |
| Zoning         | R-G              |

**Listing Details**

Listing Office                      CIR Realty

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